

**City of Greensboro Planning Department  
Zoning Staff Report  
December 12, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** B  
**Location:** Northwest Quadrant of Pisgah Church Road and Sheridan Road

**Applicant:** Jerone D. Pearson  
**Owner:** Roberta's Real Estate Holding Company, LLC

**From:** RS-12  
**To:** CD-RM-12

- Conditions:**
- 1) Maximum of 1 vehicle access point on Pisgah Church Road and 1 vehicle access point on Sheridan Road.
  - 2) Sidewalks will be constructed to meet GDOT standards along Pisgah Church and Sheridan Roads.
  - 3) Structures will not exceed 3 floors above ground level.
  - 4) A solid wooden fence will be constructed along the northern property line to a height of 5 feet.
  - 5) A wooden shadow box fence will be constructed to a height of 4 feet along Pisgah Church Road to the southern edge of the Sheridan Road access point.
  - 6) The Pisgah Church Road entrance will be a split driveway with an island for the placement of a lighted development sign.

SITE INFORMATION	
Maximum Developable Units	62
Net Density	11.7 units per acre
Existing Land Use	Single family dwellings
Acreage	5.29
Physical Characteristics	<i>Topography:</i> downward northerly slope <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single Family	RS-12
South	Single Family / Undeveloped	RS-12 / CD-RM-8
East	Hyde Park Townhomes	CD-RM-8
West	Single Family	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS	
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.	
<b>RM-12:</b> Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for proposed restrictions.	

TRANSPORTATION	
<b>Street Classification</b>	Pisgah Church Road – Major Thoroughfare, Sheridan Road – Local Street.
<b>Site Access</b>	One access point is proposed to each street. All proposed drives must adhere to the specifications as outlined in the City of Greensboro Driveway Manual. Also, any fences erected or signs installed must be constructed out of intersection sight distance triangles.
<b>Traffic Counts</b>	Pisgah Church Road ADT = 15,182.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	Yes, site drains to Greensboro Watershed, WS III
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	Maximum built upon area allowed is 70% of the site acreage. All existing and proposed built upon area must drain and be treated by a state approved BMP device (pond or similar).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Moderate Residential (6-12 d.u./acre):* This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

*Scenic Corridors* are major thoroughfares that are proposed for application of overlay districts with standards for visual character.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) called for the residential nature and mix of single family and multifamily housing in this subcorridor to be maintained, as should the diversity of housing values.

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The property on the opposite side of Pisgah Church Road, currently zoned CD-RM-8 (#1952), was rezoned to a multifamily category by the Zoning Commission in 1984. That 2.6 acre tract is limited to 14 attached or detached residential units with 50-foot setbacks from the southern property line.

Irving Park Village, in part zoned CD-RM-8 (#1855), consists of 76 townhouse units. The property was rezoned for this development in 1983.

The Hyde Park Townhouses, located at the northeast quadrant of Pisgah Church Road and Sheridan Road, contains 50 units. The property was rezoned to CD-RM-8 at the end of 1996.

This request is consistent with the Moderate Residential land use classification designated on the Generalized Future Land Use Map of Connections 2025. Multifamily land use is compatible with adjacent land use to the east and with the zoning classification on the opposite side of Pisgah Church Road. Furthermore, the property is located on and has direct access to a major thoroughfare.

This request is consistent with Connections 2025 policies of promoting mixed income neighborhoods and promoting the diversification of housing stock to meet the needs for affordable housing.

Pisgah Church Road is shown as a proposed Scenic Corridor on the Connections 2025 Community Structure Map (Figure 5-2).

**GDOT:** No additional comments.

**Water Resources:** Channels that carry public water require a drainage, maintenance and utility easement depending on the runoff that they carry.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.